002.0	0002	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,001,400 / 1,001,400
					USE VALUE:	1,001,400 / 1,001,400
					ASSESSED:	1,001,400 / 1,001,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87	-89	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GROSSMAN MARK W
Owner 2:	GROSSMAN AMY ELLEN
Owner 3:	
Street 1:	249 RUTLEDGE RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	JAROSIEWICZ KAREN E -
Owner 2:	-
Street 1:	17 HERBERT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Wood Shingle Exterior and 2300 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4002.000	564,100	5,200	432,100	1,001,400
Total Card	0.092	564,100	5,200	432,100	1,001,400
Total Parcel	0.092	564,100	5,200	432,100	1,001,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.39 | /Parcel: 435.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	1535
GIS Ref	
GIS Ref	
Insp Date	08/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0002-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	563,900	5200	4,002.	432,000	1,001,100	1,001,100	Year End Roll	12/18/2019
2019	104	FV	413,200	5200	4,002.	459,100	877,500	877,500	Year End Roll	1/3/2019
2018	104	FV	663,600	4900	4,002.	334,800	1,003,300	1,003,300	Year End Roll	12/20/2017
2017	104	FV	619,800	4900	4,002.	291,600	916,300	916,300	Year End Roll	1/3/2017
2016	104	FV	619,800	4900	4,002.	248,400	873,100	873,100	Year End	1/4/2016
2015	104	FV	312,400	4900	4,002.	243,000	560,300	560,300	Year End Roll	12/11/2014
2014	104	FV	312,400	4900	4,002.	199,800	517,100	517,100	Year End Roll	12/16/2013
2013	104	FV	325,300	4900	4,002.	190,100	520,300	520,300		12/13/2012

!153!

PRINT

Date	Time
12/10/20	16:01:07

LAST REV

Date	Time
01/14/20	08:48:06

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 153

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JAROSIEWICZ KAR	64669-160		12/17/2014		925,000	No	No		
MALINAUSKAS JOA	60311-304		10/23/2012		520,000	No	No		
	9970-365		1/4/1962		19,500	No	No		N

USER DEFINED

Prior Id # 1:	1535
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	Inspected	PT	Paul T
10/14/2017	MEAS&NOTICE	HS	Hanne S
6/5/2015	Sales Review	PT	Paul T
5/14/2015	SQ Returned	MM	Mary M
5/4/2009	Measured	163	PATRIOT
12/9/1999	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

Total AC/HA: 0.09187 | Total SF/SM: 4002 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 432,050 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10652173
Const Adj.:	1.02900207
Adj $ / SQ:	193.564
Other Features:	112500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	632454
Depreciation:	68305
Depreciated Total:	564149

COMMENTS

SCUTTLE HOLE/ APPEARS TO HAVE ATTIC
CHK SOURCE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	1	HB	

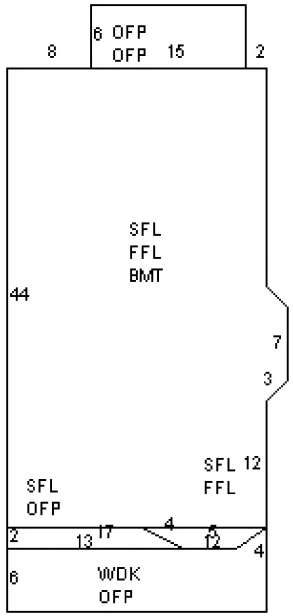
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	193.56
Special Features:	0	Val/Su Net:	143.39
Final Total:	564100	Val/Su SzAd	245.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,165	193.560	225,502
FFL	First Floor	1,135	193.560	219,695
BMT	Basement	1,118	58.070	64,921
OFP	Open Porch	363	21.660	7,861
WDK	Deck	153	12.900	1,974

Net Sketched Area:	3,934	Total:	519,953
Size Ad	2300	Gross Are	3934	FinArea	2300
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0002-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1940	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	8X8	A	AV	2000	6.00	T	15.2	104			300			300

More:	N	Total Yard Items:	5,200	Total Special Featues:		Total:	5,200